

American Land Title Association

Estimated ALTA Settlement Statement - Cash

Adopted 05-01-2015

**Weichert Closing Services Co.**  
**ALTA Universal ID:**  
**587 Skippack Pike Suite 100**  
**Blue Bell, PA 19422**

File No./Escrow No. : WCS405067  
 Print Date & Time: August 21, 2019 10:04 am  
 Officer/Escrow Officer : Gerald Noone  
 Settlement Location : 4124 West Tilghman Street Allentown, PA 18104

Property Address: 405 Fullerton Avenue  
 Whitehall, PA 18052

Buyer: Joseph J. Busolits, Jr. and Mary Ann Busolits  
 128 West Allen Street  
 Allentown, PA 18102

Seller: Diane V. Lofrumento  
 405 Fullerton Avenue  
 Whitehall, PA 18052

Settlement Date: August 28, 2019  
 Disbursement Date: August 28, 2019

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	172,000.00	Sale Price of Property	172,000.00	
		Deposit		2,000.00
		<b>Prorations/Adjustments</b>		
	170.30	City/Town Taxes 08/29/19 - 01/01/20	170.30	
	221.39	County Taxes 08/29/19 - 01/01/20	221.39	
	2,578.69	School 08/29/19 - 07/01/20	2,578.69	
		<b>Other Loan Charges</b>		
		Notary Fee	60.00	
		<b>Title Charges and Escrow/Settlement Charges</b>		
125.00		Document Prep Fee to Weichert Closing Services Co.		
		Overnight Fee to Weichert Closing Services Co.	15.00	
		Tax Certification to Weichert Closing Services Co.	93.00	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		Wire Fee to Weichert Closing Services Co.	8.00	
		Owner's Title Insurance to Weichert Closing Services Co. Coverage: 172,000.00 Premium: 1,578.94	1,578.94	
15.00		UPS - Portnoff Cert to Weichert Closing Services Co.		
		<b>Commissions</b>		
5,160.00		Real Estate Commission - Listing Agent to RE/MAX Unlimited Real Estate RE/MAX Unlimited Real Estate		
5,160.00		Real Estate Commission - Selling Agent to Weichert Realtors - Allentown Weichert Realtors - Allentown		
		Weichert Flat Fee to Weichert Realtors - Allentown Weichert Realtors - Allentown	199.00	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Recorder of Deeds for Lehigh County	214.50	
1,720.00		City/County tax/stamps to Recorder of Deeds for Lehigh County		
		State tax/stamps to Recorder of Deeds for Lehigh County	1,720.00	
		<b>Payoff(s)</b>		
151,997.43		Payoff of First Mortgage Loan to Midland Mortgage Loan Payoff 151,997.43 Total Payoff <u>151,997.43</u>		
		<b>Miscellaneous</b>		
3,012.79		2019/20 SD taxes to Colleen Gober, Tax Collector		
25.00		Portnoff Cert to Settlement Express of PA		
533.72		Portnoff Cert for water/sewer/trash (estimate) to Portnoff Law Associates		

Seller			Buyer	
Debit	Credit		Debit	Credit
167,748.94	174,970.38	Subtotals	178,858.82	2,000.00
		Due from Buyer		176,858.82
7,221.44		Due to Seller		
174,970.38	174,970.38	Totals	178,858.82	178,858.82